

**\*PLEASE NOTE: Since the Glendale City Council does not take formal action at the Workshops, Workshop minutes are not approved by the City Council.**

**MINUTES  
CITY OF GLENDALE  
CITY COUNCIL WORKSHOP  
NOVEMBER 20, 2007  
1:30 P.M.**

**PRESENT:** Mayor Elaine M. Scruggs, Vice Mayor Manuel D. Martinez, and Councilmembers Joyce V. Clark, Steven E. Frate, David M. Goulet, Yvonne J. Knaack, and H. Phillip Lieberman

**ALSO PRESENT:** Ed Beasley, City Manager; Pam Kavanaugh, Assistant City Manager; Craig Tindall, City Attorney; and Pamela Hanna, City Clerk

**1A. PROPOSED ANNEXATION REQUESTS – AN-171: COTTON CROSSING BUSINESS PARK**

CITY STAFF PRESENTING THIS ITEM: Mr. Jon Froke, AICP, Interim Deputy City Manager, and Mr. Thomas Ritz, AICP, Senior Planner

This is a request for the City Council to provide guidance to staff concerning an annexation request by Beus Gilbert PLLC and Land Baron Investments for approximately 69 acres located south of the southwest corner of Loop 303 and Northern Avenue.

Glendale 2025, the city's General Plan, includes specific goals addressing the need for growth management. Annexation is a tool that can be used by the city to direct and manage growth.

Annexation will implement Council direction on February 12, 2005 to proactively annex within the Loop 303 corridor.

The property, which lies between the Loop 303 and Cotton Lane, is currently farmed. A portion of the property was the location of the Tanita Farms farm stand; however, all structures have been removed.

The property is not located within the Luke Air Force Base 65 ldn noise contour. Any development, however, must take into account the property's proximity to Luke Air Force Base and the applicant will be responsible for ensuring that all required noise mitigation measures are installed as part of the development of the property.

The General Plan designation for this property is Business Park.

The property is currently zoned Light Industrial (IND-2) and Planned Industrial (IND-1). After annexation, the city applies the most compatible Glendale zoning district to a newly annexed property. The most comparable Glendale zoning districts are Light Industrial (M-1) and Heavy Industrial (M-2). The rezoning process will occur concurrently with the annexation.

Staff will be processing a rezoning application on the property simultaneously with the annexation request if directed to proceed by the Council. This will result in approval of a new zoning classification in conformance with Glendale's General Plan designation for the property at the time of annexation.

Once annexed, the development of the site will require the city to provide police, fire, and sanitation services. Since the property is currently farmed, the city has the opportunity to work with the developer to best plan for the emergency response and sanitation needs.

The Police Department uses a formula based on the current comparable land use "calls for service" average, to calculate any additional patrol staffing needed. The existing west side beat officer(s) will be able to respond to any additional calls. Only 0.07 of an officer is needed in patrol.

The Fire Department utilizes a call for service model when determining the need for a fire station. Typically, the model defines that when a population within a four minute travel time geographic area averages 1,000 calls for service annually, it then warrants a fire station sited within that service area. Several factors that can influence the need to establish a station sooner or later than normally anticipated are: location of automatic aid or contract-service providers and their capacities within or near the service area; type of occupancies located within the service area, i.e., residential, retail, light commercial, heavy commercial or industrial/hazardous use; natural or manmade barriers; or a policy decision to expedite or delay fire station citing. There is no need for a fire station at this time based on current population. Fire protection and Emergency Medical Services can be implemented in a stair step fashion. The first phase would be placing a temporary modular building with a crew of two firefighters located to best serve the annexation areas. The development and calls for service will drive the location of a permanent fire station(s) and the addition of full time employees (FTE).

As the property is west of 115<sup>th</sup> Avenue, the adopted City of Glendale annexation policy states that viable private providers will provide water and sewer service to the property. City staff is currently evaluating other infrastructure options in this area with property owners and developers.

The next step in the process, if the Council guides staff to proceed with the annexation, is to record the blank annexation petition and schedule a public hearing for the annexation as required by state statute.

The annexation of the area will require that any future development meet the Glendale General Plan requirements, as well as all other development standards for the city.

Annexation of this area will ensure city review of all development for compatibility with the mission of Luke Air Force Base.

Once developed, the proposed annexation area will add to the employment base of the city.

Staff is seeking guidance from the Council to continue with the annexation process in accordance with the procedures proscribed in the state statutes.

Councilmember Goulet asked Mr. Thomas Ritz, AICP, Senior Planner, to further explain the new zoning classification that could be created, as well as the impact on the area for both properties. Mr. Ritz stated that the new anticipated designation would reflect the general plan, which in this case, was a business park. Applicants would be filing for a business park zoning classification. He added that in the second annexation, the designation of the adopted City of Glendale general plan was compatible land use for Luke Air Force Base. This land use would be compatible with an industrial zoning classification.

Councilmember Clark asked if since staff would be processing the rezoning application on the property, simultaneously with the annexation that would result in the new zoning classification at the time of annexation, does staff expect the issue of infrastructure to be resolved by the time the applicant is required to rezone the property. Mr. Jon Froke, AICP, Interim Deputy City Manager, explained that it was their intent to resolve the annexation issues as per the November 6, 2007 workshop meeting.

Councilmember Clark asked if the infrastructure issues needed to be resolved prior to granting the zoning. Mr. Froke stated that they were working with other departments citywide on infrastructure solutions. He noted that he anticipated having solutions before the final zoning case. Councilmember Clark stated that she then looks forward to Council obtaining more information on the infrastructure issue before the rezoning was finalized.

**1B. PROPOSED ANNEXATION REQUESTS – AN-173: LAND BARON BUSINESS PARK**

CITY STAFF PRESENTING THIS ITEM: Mr. Jon Froke, AICP, Interim Deputy City Manager, and Mr. Thomas Ritz, AICP, Senior Planner

This is a request for the City Council to provide guidance to staff concerning an annexation request by Beus Gilbert PLLC and Land Baron Investments for approximately 245 acres located at the northeast corner of the Loop 303 and Bethany Home Road.

Glendale 2025, the city's General Plan, includes specific goals addressing the need for growth management. Annexation is a tool that can be used by the city to direct and manage growth.

Annexation will implement Council direction on February 12, 2005 to proactively annex within the Loop 303 corridor.

The property, which lies between the Loop 303 and Sarival Avenue, is currently farmed. The property currently has two farm houses on it, which will be demolished as part of the development of the property. The property owner has indicated that they intend to demolish the farm houses.

The property is entirely within the Luke Air Force Base 65 ldn noise contour. Any development of the property must take into account the property's proximity to Luke Air Force Base and the applicant will be responsible for ensuring that all required noise mitigation measures are installed as part of the development of the property.

The General Plan designation for this property is Luke Compatible Land Use.

The property is currently zoned Rural Residential (R-43) in the county. After annexation, the city applies the most compatible Glendale zoning district to a newly annexed property. The most comparable Glendale zoning district is Agricultural (A-1). The rezoning process will occur concurrently with the annexation.

Staff will be processing a rezoning application on the property simultaneously with the annexation request if directed to proceed by the Council. This will result in approval of a new zoning classification in conformance with Glendale's General Plan designation for the property at the time of annexation.

Once annexed, the development of the site will require the city to provide police, fire, and sanitation services. Since the property is currently farmed, the city has the opportunity to work with the developer to best plan for the emergency response and sanitation needs.

The Police Department uses a formula based on the current comparable land use "calls for service" average, to calculate any additional patrol staffing needed. The existing west side beat officer(s) will be able to respond to any additional calls. Once this property is developed and reaches build-out as projected; only 0.44 of an officer is needed in patrol.

The Fire Department utilizes a call for service model when determining the need for a fire station. Typically, the model defines that when a population within a four minute travel time geographic area averages 1,000 calls for service annually, it then warrants a fire station sited within that service area. Several factors that can influence the need to establish a station sooner or later than normally anticipated are: location of automatic aid or contract-service providers and their capacities within or near the service area;

type of occupancies located within the service area, i.e., residential, retail, light commercial, heavy commercial or industrial/hazardous use; natural or manmade barriers; or a policy decision to expedite or delay fire station citing. There is no need for a fire station at this time based on current population. Fire protection and Emergency Medical Services can be implemented in a stair step fashion. The first phase would be placing a temporary modular building with a crew of two firefighters located to best serve the annexation areas. The development and calls for service will drive the location of a permanent fire station(s) and the addition of full time employees (FTE).

As the property is west of 115<sup>th</sup> Avenue, the adopted City of Glendale annexation policy states that viable private providers will provide water and sewer service to the property. City staff is currently evaluating other infrastructure options in this area with property owners and developers.

The next step in the process, if the Council guides staff to proceed with the annexation, is to record the blank annexation petition and schedule a public hearing for the annexation as required by state statute.

The annexation of the area will require that any future development meet the Glendale General Plan requirements, as well as all other development standards for the city.

Annexation of this area will ensure city review of all development for compatibility with the mission of Luke Air Force Base.

Once developed, the proposed annexation area will add to the employment base of the city.

Staff is seeking guidance from the Council to continue with the annexation process in accordance with the procedures proscribed in the state statutes.

Vice Mayor Martinez stated that at first glance, he had been concerned with the noise issue should a residential development be built, however he had since learned it was not the case. Mr. Jon Froke, AICP, Interim Deputy City Manager, stated that the applicant had no intention of developing residential on either of the annexation requests. He explained that they would be working with the applicant to add business opportunities and economic growth for the Loop 303 corridor.

Councilmember Lieberman commented on having complete control over the rezoning requests and what would be developed on the property. Mr. Froke stated that he was correct. He explained that they would go through the Planning Commission and then City Council with any zoning package for approval.

Mayor Scruggs asked for clarification as to the steps required for final annexation. Mr. Thomas Ritz, AICP, Senior Planner, explained that when properties initially are annexed to the city, the requirements are that it be given compatible zoning and that the annexation not change the zoning significantly. Staff would then process the rezoning

application on the property simultaneously with the annexation request, if directed to proceed by the Council. This will result in approval of a new zoning classification in compliance with Glendale's General Plan designation for the property at the time of annexation. He stated that there would be two separate actions, with both going through the proper channels. He noted that both the annexation and rezoning would be approved on the same night's meeting.

Mayor Scruggs reaffirmed the annexation and rezoning process for clarification. Mr. Ritz stated that she was correct.

Councilmember Clark inquired as to which noise contour applied to the Land Baron property. Mr. Ritz stated that the property lies partially within the 65LDN, 70LDN and 75LDN. Councilmember Clark asked if Glendale had more restrictive destinations and ordinances than the state. Mr. Ritz stated that Glendale's zoning code districts were more restrictive. In this case, it prohibits residential development in this zoning district, as well as additional stipulations. He added that in state statute, much of it was allowed, however, through Glendale's zoning process and adoption of ordinances, further restrictions could be made.

After hearing no further comments or questions, Mayor Scruggs stated Council's approval for these two cases to move forward.

## **2. COUNCIL ITEMS OF SPECIAL INTEREST**

### **CITY STAFF PRESENTING THIS ITEM:**

This is the quarterly opportunity for the City Council to identify topics of interest they would like the City Manager to research and assess for placement on a future workshop agenda.

In the fall of 2002, the Council approved a procedural guideline allowing for topics of special interest to be identified by the Council on a quarterly basis for follow-up by the City Manager.

Staff requests the Council to identify items of interest for follow-up by staff during the next quarter.

Councilmember Frate commented that the City of Phoenix was preparing a pilot project on store cart retrieval at no cost to the city. He stated that the data was still premature in nature and would consider waiting until more information was gathered to identify if this was a worthwhile project. Ms. Kristen Kennedy, Council Services Administrator, stated that they should have more information within six months and would bring the item back with stronger data. Mayor Scruggs provided direction to bring back to Council when additional data was available.

Councilmember Clark inquired about information on the Arts District. Ms. Gloria Santiago-Espino, Deputy City Manager, stated that they were in the process of gathering information. She explained that this project required many components such as economic development, as well as planning. She noted that they would bring this back to Council within six months. Mayor Scruggs asked what elements would be brought back for review. Ms. Santiago-Espino explained that they would be back with cost figures for Council's review.

Councilmember Lieberman requested information on the Sugar Beet Factory. Mr. Jon Froke, AICP, Interim Deputy City Manager, stated that they had met with the owners of the factory in Tucson and had asked them to partner with the City of Glendale. Consequently, they have not responded. A deadline of December 3, 2007 was set for an initial response. Mayor Scruggs asked if the project included Glendale investing money or just planning and ideas. Mr. Froke explained that negotiations were still broad based and the meeting was initially to encourage hopes of doing something of value with the property. He noted that the factory was an asset and on the National Registry of Historic Places.

Mr. Ed Beasley, City Manager, commented that this was private property and discussions were very sensitive with the city initiating opening communications with the owners. The discussions centered on ideas for the property as well as possibly purchasing it. Councilmember Lieberman thanked staff for their update.

Mayor Scruggs asked for new Council items of special interest.

Councilmember Knaack stated that her item was commercial recycling. She said that the city's residential recycling had been a success and would like to begin inquiring on how to make the commercial recycling aspect a success as well. She noted that there was a great deal of wasted recyclable products in the commercial industry. She asked staff to evaluate the possibilities for the future.

Councilmember Lieberman suggested an annual day of shredding for the city. He said that the City of Scottsdale had a day set aside once a year. The purpose was to have a place for citizens to be able to come and shred their items. He asked staff to look into it.

Councilmember Lieberman stated that several citizens had approached him on possibly having signage for motorcycle awareness on the road. He stated that he had already discussed it with several city officials. He explained that he had received over 70 letters from concerned motorcyclists in the area that would like to see Glendale become the lead city to post awareness signs. He stated that he would like to see staff explore this further.

Councilmember Frate stated that he would like staff to research tattoo parlors. He said he had received several phone calls on possibly having the city regulate them. He would like staff to research what other cities are doing in regards to regulation and inquire how many exist within the city.

Councilmember Lieberman stated that there were 29 tattoo parlors in the city and no state regulations. He mentioned a speaker at a Council meeting that had voiced his concerns. The speaker had stated that he would like the parlors to be at least ¼ mile apart.

Councilmember Clark discussed a new opening at Westgate. She said that Mr. Ellman communicated that he would be meeting with the Council in the future to discuss changes in the original Westgate PAD. Consequently, she stated that it would be appropriate that Council receives updated information on the amounts of qualified tax revenues generated by the Westgate project and qualified usable space. She asked for information on any items that would be altered by any requested modification.

Mayor Scruggs commented that she believes Councilmember Clark's request does not fall under Council items of special interest. Councilmember Clark stated that she would agree that this might not be the proper forum; however she would like it on record and to publicly make sure that there was adequate opportunity for staff to gather the information and inform Council when the time was appropriate.

Mr. Beasley stated that he agrees this was a zoning agreement and they would automatically keep the Council informed with updated information should any modifications arise. Since this was a unique situation, Councilmember Clark reiterated the additional information requested which typically was not included in their report. Mr. Beasley agreed that this was a unique situation and would put together a complete study with a full economic analysis should there be a change in the plan. Councilmember Clark thanked Mr. Beasley.

#### ADJOURNMENT

The meeting was adjourned at 2:30 p.m.